

IN RE: PETITION FOR VARIANCE
S/S Russell Frost Court, 195' W
of Inters. w/Russell Frost Way
(5 Russell Frost Way)
15th Election District
5th Councilmanic District
Frost Brothers Development Corp.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-215-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Frost Brothers Development Corporation, by Dr. Rex A. Frost, through their attorney, James C. Brennan, Esquire. The Petitioner seeks relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a height to height separation of 22.87 feet in lieu of the required 25 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Dr. Rex A. Frost and Dan DiPeppe. The Petitioner was represented by James C. Brennan, Esquire. There were no Protestants present.

Testimony revealed that the subject property, known as 5 Russell Frost Court, consists of 6,621 sq. ft., more or less, zoned D.R. 5.5 and is improved with a partially completed dwelling. The instant Petition was filed as a result of a complaint registered with the Zoning Administration and Development Management (ZADM) office by Mr. David W. Wolf, adjoining property owner, as to the close proximity of the proposed dwelling to his dwelling on 7 Russell Frost Court. Although Mr. Wolf filed the complaint, he did not appear at the hearing. On behalf of the Petitioner, Dr. Frost testified that this property was approved for development in accordance

with the approved development plan for the subdivision known as Cape May Landing. He testified that the building envelope for this particular lot was apparently erroneously staked out and although the subject dwelling was constructed within the building envelope, the requested variance is necessary in order to bring the property into compliance with the zoning regulations in effect at the time the development plan was approved. Further testimony revealed that the proposed development meets the requirements of the current zoning regulations, however, inasmuch as the development was approved under the old regulations, the requested relief is necessary in order to proceed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land and/or

structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the requested variance is for a minimal amount and should not result in substantial injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1994 that the Petition for Variance seeking relief from from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a height to height separation of 22.87 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 12, 1994

(410) 887-4386

James C. Brennan, Esquire
516 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Russell Frost Court, 195' W of Inters. w/Russell Frost Way
(5 Russell Frost Way)
15th Election District - 5th Councilmanic District
Frost Brothers Development Corp. - Petitioner
Case No. 94-215-A

Dear Mr. Brennan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Dr. Rex Frost
54 Windermere Parkway, Phoenix, Md. 21131

Mr. Dan DiPeppe
2139 Willowgreen North, Baltimore, Md. 21221

Mr. David W. Wolf
7 Russell Frost Court, Baltimore, Md. 21221

People's Counsel
File

ORDER RECEIVED FOR FILING

Date 1/13/94
By JSP

ORDER RECEIVED FOR FILING

Date 1/13/94
By JSP

ORDER RECEIVED FOR FILING

Date 1/13/94
By JSP

- 3 -



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Russell Frost Ct.
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 (V.B.3.b CMDF) To allow a height to height separation of 22.87 ft. in lieu of the required 25 ft. separation.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be discussed during the hearing. DR
COUNTY GAVE ME A PERMIT TO BUILD IT THIS WAY.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease

Type of Petition

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Name of Attorney

Address of Attorney

City of Attorney

State of Attorney

Zip Code of Attorney

With no existing decision and after, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of the Petition.

Legal Owner(s)

Frost Bros. Dev. Corp.

Signature

DR. REX A. FROST

Address

City

State

Zip Code

City

State

Zip Code

City

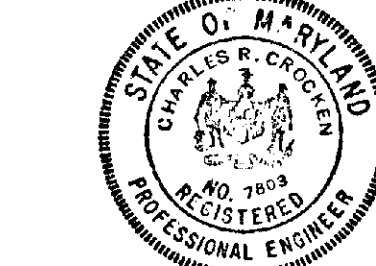
State

Zip Code

City

State

Zip Code



CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21158

CAPE MAY LANDING LOT NO. 26
ZONING DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH SIDE OF RUSSELL FROST COURT 195 FEET WEST OF THE INTERSECTION OF RYAN FROST WAY AND RUSSELL FROST COURT; THENCE RUNNING WITH THE SOUTH RIGHT OF WAY OF SAID RUSSELL FROST COURT WITH A CURVE TO THE RIGHT RADIUS 50.00 FEET LENGTH 37.38 FEET, SUBTENDED BY CHORD BEARING S65°39'16"W 36.51' THENCE LEAVING SAID ROAD S02°55'48"E 108.09' THENCE N59°00'00"E TO THE POINT OF BEGINNING CONTAINING 6,621.71 SQ. FT. OF LAND MORE OR LESS AS RECORDED IN PLAT BOOK S.M. 03, FOLIO 004 IN THE LAND RECORDS OF BALTIMORE COUNTY.

Charles R. Crocken
1/18/93

#217

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1/13/94
Posted for: Variance
Petitioner: Frost Brothers Development Corp.
Location of property: 5 Russell Frost Ct.
Location of Sign: Sign posted on property being zoned
Remarks: none
Signed by: Lawrence E. Schmidt Date of return: 1/13/94
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue, Baltimore, Maryland 21204, on Thursday, January 13, 1994, at 2:00 P.M. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-215-A
(Item 217)
S/S Russell Frost Court, 195' W of Inters. w/Russell Frost Way (5 Russell Frost Way)
15th Election District - 5th Councilmanic District
Frost Brothers Development Corp. - Petitioner
DR. REX A. FROST
54 Windermere Parkway, Phoenix, Md. 21131
2139 Willowgreen North, Baltimore, Md. 21221
7 Russell Frost Court, Baltimore, Md. 21221

Variance: to allow a height to height separation of 22.87 ft. in lieu of the required 25 ft. separation.

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are held on Wednesdays, for special accommodations, please call 887-3391.
(2) For information concerning the file number, please call 887-3391.
12-050 December 2, 1993

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/2, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County Md., once in each of 1 successive weeks, the first publication appearing on 12/2, 1993

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Lanesville Avenue
Towson, Maryland 21204

receipt

Account: R-0116150

Number: #217

Date: 1/19/93

94-215-A

Taken by: JRF

FROST - 54 Windermere Parkway
5 Russell Frost Court

C/O - Variance - \$50.00

O&O - Sign - \$35.00

\$85.00

RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
JAN 20 1994

Please Make Checks Payable To: Baltimore County

Cashier Validation

ORDER RECEIVED FOR FILING

Date 1/13/94
By JSP

Printed with Recycled Ink on Recycled Paper

#217

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

94-215-A

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablo
ARNOLD JABLO, DIRECTOR

For newspaper advertising:
Item No.: 217
Petitioner: FROST
Location: 5 RUSSELL FROST CT.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: DOREY A. FROST
ADDRESS: 54 RIVERDALE PKY.
BALTIMORE MD 21211
PHONE NUMBER: 592-2967

Adj:ggg (Revised 04/09/93)

Item Number: 217
Planner: JRF
Date Filed: 11-19-93

PETITION PROCESSING FLAG

94-215-A

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophie. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

1 Need an attorney

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Access
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ BCZR section information and/or wording
- ☐ Hardship/practical difficulty information
- ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOVEMBER 24, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-215-A (Item 217)
5 Russell Frost Court
S/S Russell Frost Court, 195' W of Intersection Ryan Frontway
15th Election District - 5th Councilmanic
Petitioner(s): Frost Brothers Development Corporation
HEARING: MONDAY, DECEMBER 20, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow a height to height separation of 22.87 ft. in lieu of the required 25 ft. separation.

Carl Jablo
Arnold Jablo
Director

cc: Dr. Rex A. Frost
James C. Brennan, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

December 16, 1993

James C. Brennan, Esquire
516 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-215-A, Item No. 217
Petitioner: Frost Brothers Corporation
Petition for Variance

Dear Mr. Brennan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, my comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 13, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-24-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALTIMORE CO.
Item No: 217 (JRF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANNEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 29, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, 210, 213, 216 and 217.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol E. Kono*

PK/JL:lw

2AC.202/PZONE/ZAC1

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3610

DECEMBER 7, 1993

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza
Item No.: #210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: #215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: #216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: 217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clanton Court
Item No.: 206 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith
Location: #950 Seneca park Road
Item No.: 207 (MJK)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 26, 1993

Mr. David W. Wolf
7 Russell Frost Court
Baltimore, Maryland 21221

Re: Case No. C-94-756
5 Russell Frost Court
15th Election District

Dear Mr. Wolf:

The merits of the referenced case will be addressed in public hearing 94-215-A.

This hearing has been scheduled for December 20, 1993 at 2:00 P.M. in Room 118, Old Court House.

Your complaint has been made a part of this case file and, should it be postponed, Zoning Administration will notify you in writing of that fact.

Sincerely,
James H. Thompson
Zoning Coordinator

JHT/ah
cc: Inspector Craig McGraw
File



Zoning Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3361

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Owen Stephens
FROM: James H. Thompson
RE: Item No.: 217
Case No.: 94-215-A
Location: 5 Russell Frost Court
Frost Brothers Development Corporation
15th Election District

The referenced hearing is subject to an active zoning violation case, C-94-720.

The Enforcement Division has gone to the extent of notifying the complainant David W. Wolf, 7 Russell Frost Court, Baltimore, Maryland 21221 of the time, date and place of the public hearing.

If this matter should be rescheduled, please notify David W. Wolf, and our case file can be located in the open docket.

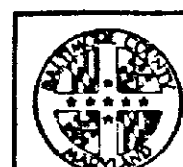
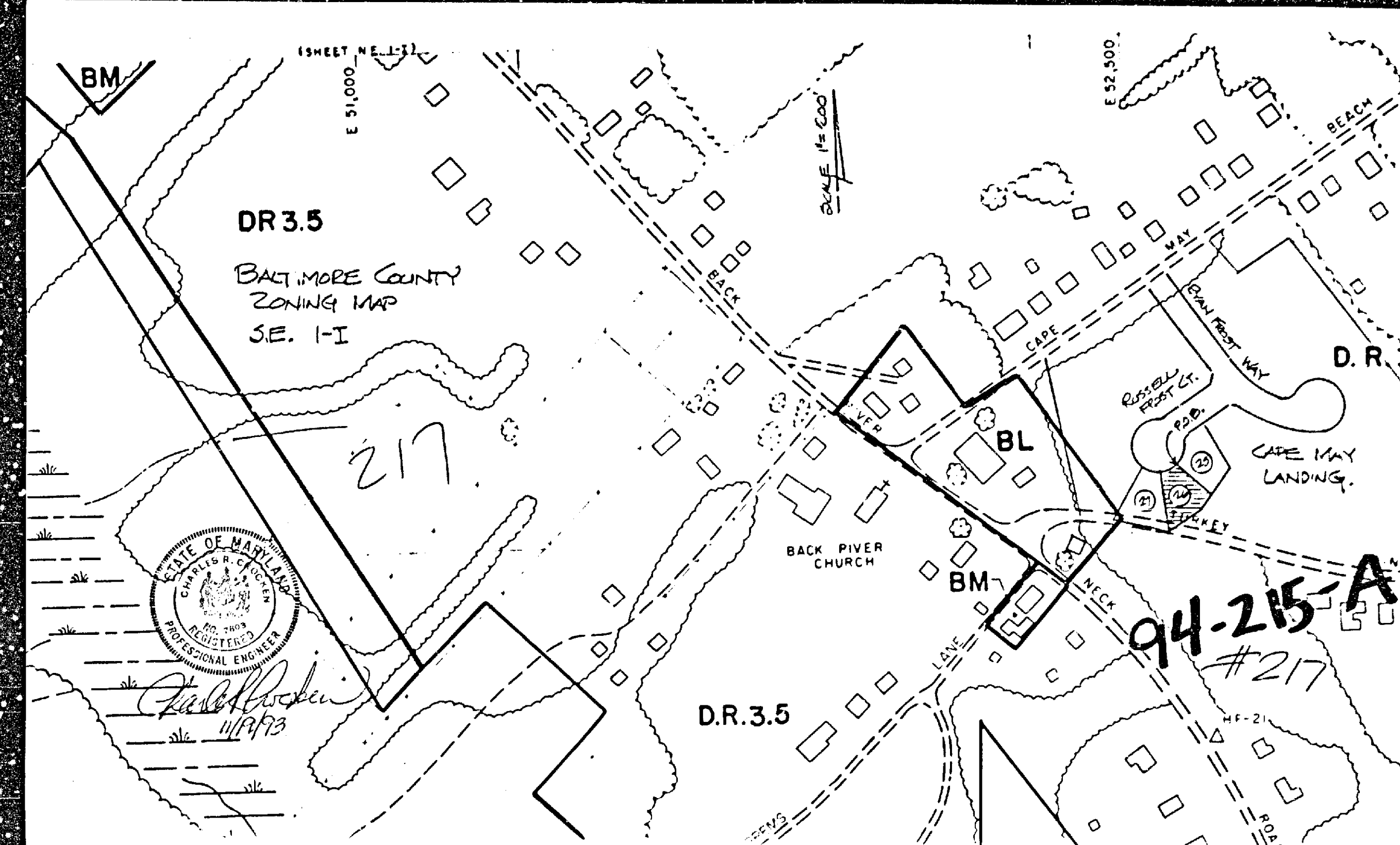
JHT/sh
cc: File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAN DIERKE	2139 ELLICOTT AVE. N. W. 11th CN.
REX A. FROST	54 LINDEN AVE. GAITHERSBURG, MD 20878

Printed with Soybean Ink on Recycled Paper



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

J. R. King
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B176070 CONTROL #: NR DIST: 15 PREC: 18
DATE ISSUED: 10/05/93 TAX ACCOUNT #: 2200006320 CLASS: 04

PLANS: CONST PP PLOT 2 - R-1A-0 DATA 0 ELEC YES PLUM YES
LOCATION: 5 RUSSELL FROST CT
SUBDIVISION: CAPE MAY LANDING

OWNERS INFORMATION
NAME: FROST BROTHERS DEVELOPMENT CORP
ADDR: 54 WINDEMERE PKWY PHOENIX MD 21131

TENANT:
CONTR: D.L.D. CUSTOM HOMES, INC.
ENGR: [blank]
SELLER:
WORK: CONSTRUCT SFD. PP #90-014-92, NO OPTIONS
44X28X24 2410 SQ. FT. 3 BEDROOMS.

BLDG. CODE: DATA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD
40,000.00 EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: BLOCK
SEWAGE: PUBLIC EXIST

LIT SIZE AND SETBACKS

SIZE: 0.1519 AC

FRONT SET: 32

SIDE SET: 10/10

REAR SET: 33

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE

EXHIBIT No. 2

IMPORTANT NOTES

APPROVED PLANS MUST BE ON SITE FOR INSPECTION. INCLUDING COMMENTS.

ANY INSPECTION REQUIRED FOR THIS PERMIT THAT IS FOUND TO BE DEFICIENT OR INCOMPLETE, COULD RESULT IN THE
SUSPENSION OR REVOCATION OF YOUR PERMIT.

YOU MUST HAVE THE FOLLOWING INFORMATION TO CALL FOR AN INSPECTION:
PERMIT NUMBER, DISTRICT, PROPERTY AND STREET ADDRESS.

SEPARATE PERMITS REQUIRED FOR PLUMBING AND ELECTRICAL WORK.
PLUMBING AND ELECTRICAL INSPECTIONS MUST BE CALLED FOR BY A LICENSED, LICENSED PERSONNEL.

INSPECTIONS SHALL BE CALLED FOR BEFORE 2:30 P.M. WITH ONE-DAY NOTICE ON ALL INSPECTIONS.

THE FOLLOWING INSPECTIONS ARE REQUIRED FOR CONSTRUCTION INDICATED:

- FOOTING INSPECTION: shall be called for as soon as the footings are completed and steel in place if required and concrete encased electrode is in place before pouring concrete.
- FOUNDATION INSPECTION: shall be called for when the foundation has been waterproofed and before backfilling with earth.
- SLAB INSPECTION: shall be called for when all reinforcing, piping, w. riser, weepholes, drain tiles, etc., are in place or completed and inspected by Plumbing/Electrical inspection and before pouring concrete. (Residential basement slabs do not require building inspections).
- FRAMING INSPECTION: shall be called for when all structural members are in place, electric and plumbing roughed in, chimney and duct work installed and before covering with joists, insulation or drywall. All fire stopping to be installed. A separate ceiling grid inspection to be determined by inspector.
- INSULATION INSPECTION: after framing inspection, but prior to sheetrock.
- OCCUPANCY OR FINAL INSPECTION: shall be called for before the structure is used or occupied.

NEW BUILDINGS & ADDITIONS:

ALTERATIONS:

FACTORY BUILT FIREPLACE AND STOVES:

MASONRY FIREPLACE:

TANKS:

TANK REMOVAL:

SWIMMING POOLS:

FENCING, BARRIERS, GRADING AND TERRACES:

6 Inspections Required:
Footings - Foundation - Slab - Framing - Insulation - Occupancy

3 Inspections Required:
Framing - Insulation - Occupancy or Final

2 Inspections Required:
Framing with finish in place - Final

3 Inspections Required:
Footings - Foundation - Insulation - Occupancy or Final

3 Inspections Required:
Hydrostatic (Fire Dept) Inspection with tank, bedding & piping in place prior to backfill (slab insp) - Final

1 Inspection Required:
Tank removed and hole sterilized prior to backfill

2 Inspections Required:
Steel in place - Fence erected, if needed - for to Final

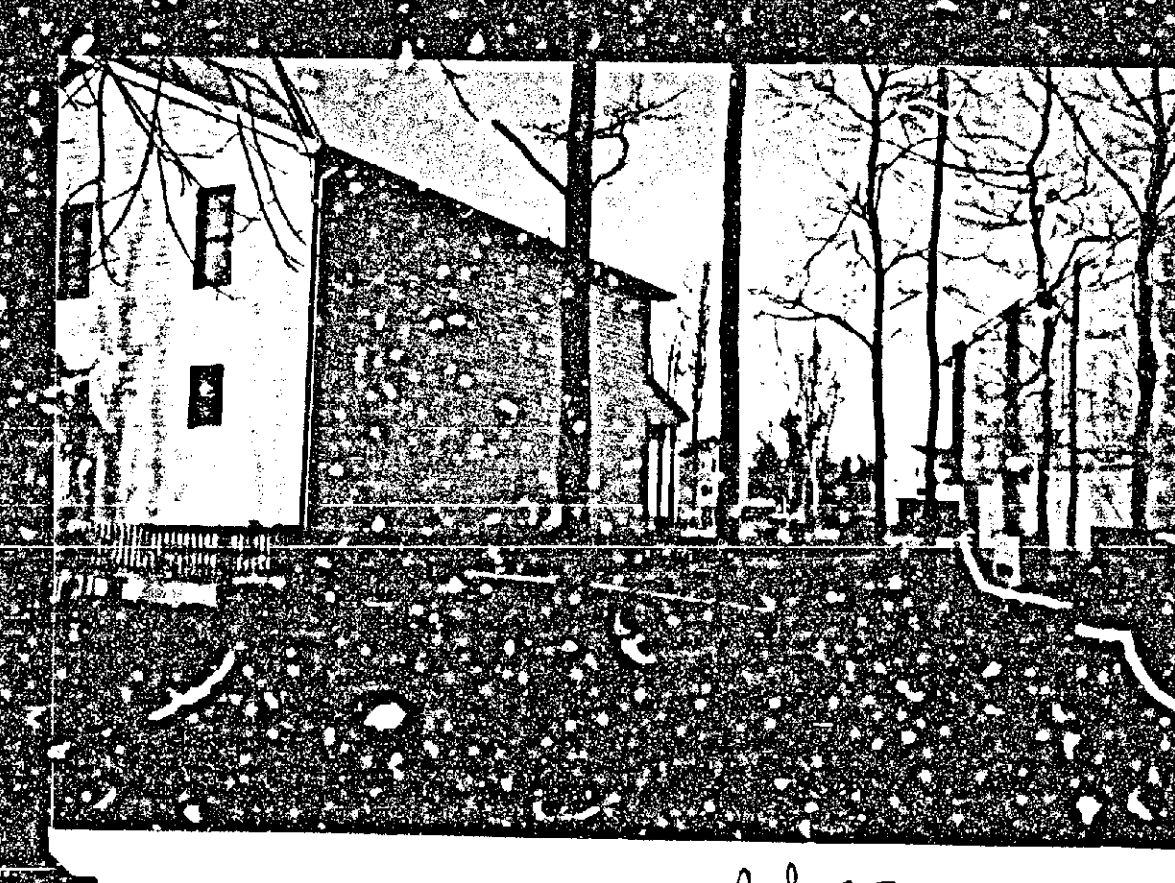
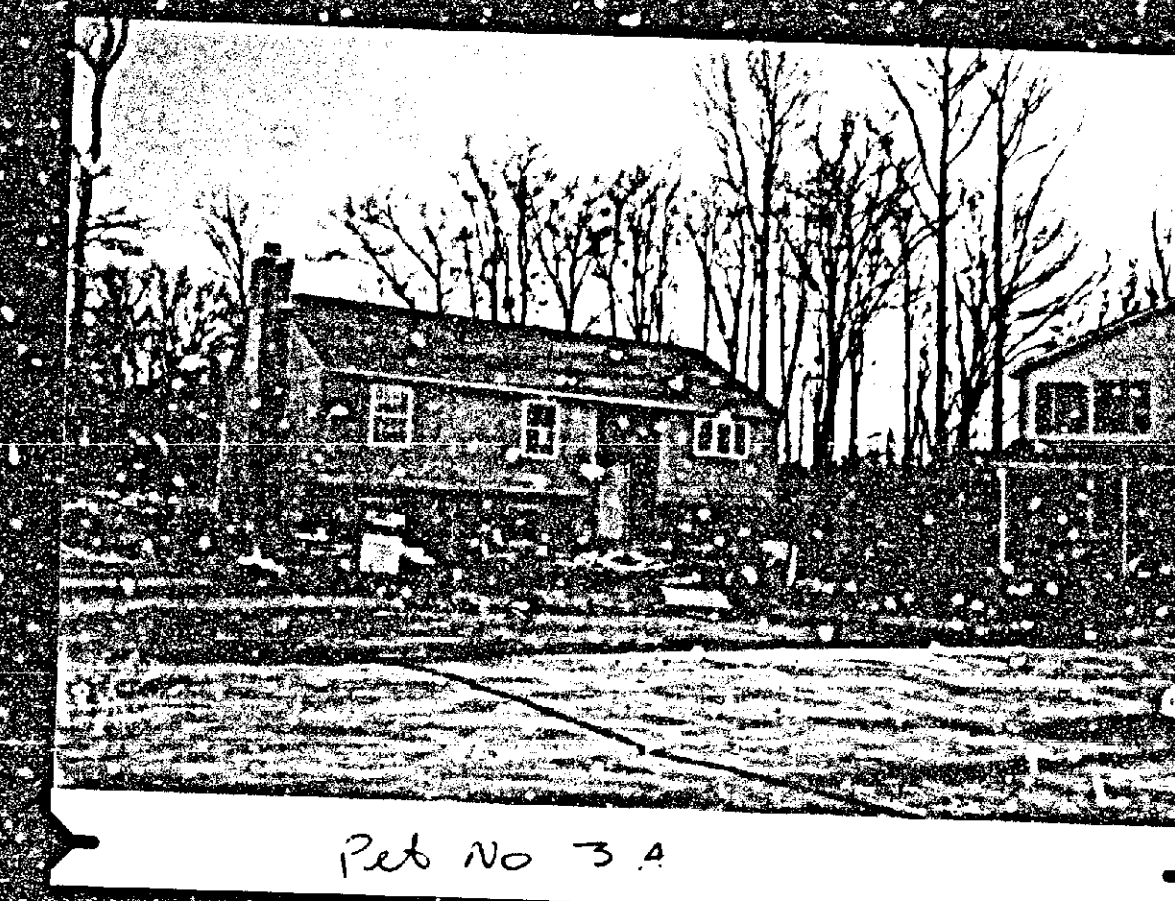
1 Inspection Required:
Final - when all work completed per plans

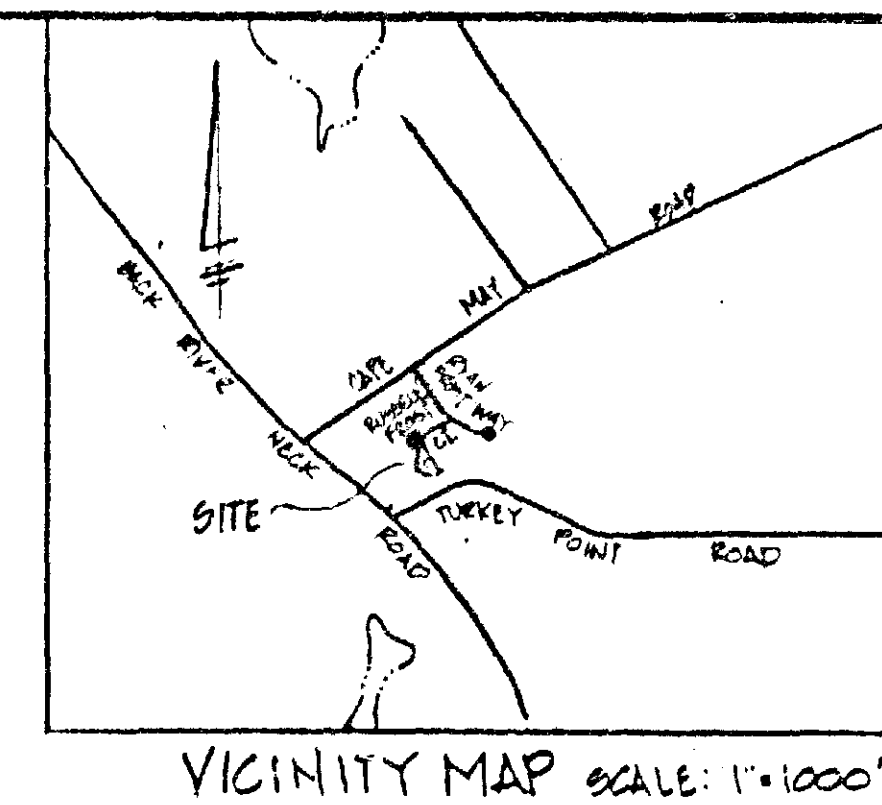
- WELL INSPECTION: MUST BE MADE TWO WEEKS BEFORE OCCUPANCY OR FINAL INSPECTION IS TO BE CALLED FOR - 887-2762
- MECHANICAL WORK: Depends on type or extent of work. Contact Inspector after or during preliminary inspection.

*** NUMBERS TO CALL FOR INSPECTIONS ***

PLUMBING	ELECTRICAL	FIRE DEPT.
887-2762	887-2762	887-2762

Petitioner's
Exhibit 3A-3C
(photographs)
Case 94-215-A





CHARLES R. CROCKEN & ASSOCIATES, INC.
Civil Engineering & Land Planning
P.O. BOX 307
WESTMINSTER, MARYLAND 21157
Tel. (301) 544-2708

11-18-93
DATE

TAX MAP PARCEL
DESIGNED BY: CFC/CAC
DRAWN BY: CAC
PROJECT NO.
DATE: NOV 18, 1993
SCALE: 1" = 20'
DRAWING NO. OF 1

Charles R. Crocken
PROFESSIONAL ENGINEER NO. 7853

217